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COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

Tentative Notice of Action

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| MEETING DATE July 15, 2016 EFFECTIVE DATE July 29, 2015 | CONTACT/PHONE Brandi Cummings, Project Manager (805) 781-1006 bcummings@co.slo.ca.us | APPLICANT John Birkler | FILE NO. DRC2015-00075 |
| SUBJECT A request by JOHN BIRKLER for a Minor Use Permit (DRC2015-00075) to convert a portion of an existing permitted workshop to a 600 square-foot guesthouse, and to modify the 50 foot maximum distance standard for a guesthouse to the primary residence pursuant to County Land Use Ordinance Section 22.30.410.E. The project will result in no permanent disturbance of the 51.64 acre site. The proposed parcel is within the Rural Lands land use category and is located at 1191 Deerfield Road, approximately 0.5 miles from the Highway 46 and Hidden Valley Road intersection, in the Templeton Gap area. The site is located in the Adelaida subarea of the North County Planning Area. | | | |
| RECOMMENDED ACTION Approve Minor Use Permit DRC2015-00075 based on the findings listed in Exhibit A and the conditions listed in Exhibit B | | | |
| ENVIRONMENTAL DETERMINATION A Class 1 Categorical Exemption was issued on May 10, 2015 (ED15-183). | | | |
| LAND USE CATEGORY Rural Lands | COMBINING DESIGNATION Flood Hazard | ASSESSOR PARCEL NUMBER 039-401-041 | SUPERVISOR DISTRICT(S) 1 |
| PLANNING AREA STANDARDS: None Applicable | | | |
| LAND USE ORDINANCE STANDARDS: Exterior Lighting, Height, Setbacks, Residential Accessory Uses <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i> | | | |
| FINAL ACTION This tentative decision will become final action on the project, effective on the 15 th day following the administrative hearing, or on July 29, 2016, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed. | | | |
| EXISTING USES: (2) Single-family dwellings, barn, workshop | | | |
| SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Agriculture/ residences <i>East:</i> Rural Lands/ residences <i>South:</i> Rural Lands/ residences <i>West:</i> Rural Lands/ residences | | | |
| ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242 | | | |

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| OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Building Division, Cal Fire, Templeton Area Advisory Council | |
| TOPOGRAPHY: Moderately to steeply sloping | VEGETATION: Oak woodlands |
| PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: Cal Fire | ACCEPTANCE DATE: May 4, 2016 |

DISCUSSION

PROJECT DESCRIPTION

The project site consists of two primary single-family residences, one barn, and a garage/workshop. The primary residence was a permitted garage conversion established in 1994. The second primary residence resulted from the 2015 conversion of a 1994 barn to replace a previously demolished single-family dwelling. The one barn onsite was authorized in 2006 as an agriculture exempt barn for hay storage. The workshop, which is the subject of this permit, was permitted as a two-story barn/workshop in 2011, with electrical and plumbing added in 2012.

The applicant is proposing to establish guesthouse quarters within the existing two-story barn/workshop. The first floor will remain workshop space and is 720 square-feet; the second floor will be converted to a guesthouse and is 492 square-feet with a 220 square-foot deck. There is no interior access between the first and second floors. The existing workshop/barn is approximately 295 feet from the nearest primary residence. Because existing workshop/barn is more than 50 feet from either of the primary residences, a modification to the 50 foot maximum distance standard for a guesthouse to the primary residence is requested. The proposed workshop conversion will not create additional site disturbance.

LAND USE ORDINANCE STANDARDS

Section 22.10.060: Exterior Lighting

All lighting fixtures, including security lighting, shall be aimed and shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Staff comments: The proposed project is conditioned to comply with this project at the time of application for construction permits.

Section 22.10.090: Height Measurement and Height Limit Exceptions

The maximum allowed height is 35 feet above average natural grade.

Staff comments: The existing barn/workshop is 22 feet in height and therefore complies with this standard.

Section 22.10.130: Residential Density

Each legal parcel in the Rural Lands Land Use Category is allowed two primary single-family residences. A detached guesthouse or home office may be established as accessory to the units authorized pursuant to Section 22.30.410.E

Staff comments: The parcel has two existing, permitted primary single-family residences. This permit will authorize the establishment of a guesthouse to one of the single-family residences.

Section 22.10.140: Setbacks

The required front setback for this site is 25 feet. The required side setbacks are 30 feet each, and the required rear setback is 30 feet.

Staff comments: The existing structure complies with these setbacks. The nearest property line to the existing structure is approximately 575 feet.

Section 22.30.410: Residential- Accessory Uses

A guesthouse or home office (sleeping or home office facilities without indoor connection of the living area of a principal residence) may be established as a use accessory to a residence. A guesthouse shall not be located more than 50 feet from the principal residence, or as otherwise approved through Minor Use Permit. Guesthouses shall not be used for residential occupancy independent from the principal residence or as a dwelling unit for rental.

Staff comments: A guesthouse is a permitted use on this site. The guesthouse is proposed within an existing barn/workshop legally constructed, approximately 295 feet from the nearest primary single-family residence. Conversion of the existing structure will not create any new site disturbance. Prior to the final building inspection, the applicant is conditioned to execute and record a covenant and agreement with the County in a form acceptable to the County Counsel, whereby the applicant agrees, on behalf of himself and his successors in interest to restrict the use of the guesthouse such that the guesthouse will not be used for any other purpose not specifically authorized by this approval. Specifically, the guesthouse shall not contain or accommodate cooking or laundry facilities, and shall not be used for residential occupancy independent from the principal residence or a dwelling unit for rental.

COMMUNITY ADVISORY GROUP COMMENTS

A referral was sent to the Templeton Advisory Council on January 12, 2016. No comments were received.

AGENCY REVIEW

Public Works – No Concerns per attached referral response (Tomlinson, January 12, 2016),

Building Division – Per attached referral response (Stoker, January 13, 2016), project is required to comply with all applicable building codes.

Cal Fire – Per attached referral response (Bullard, January 13, 2016), see attached Fire Safety Plan. Fire sprinklers will be required.

LEGAL LOT STATUS

The one existing parcel is Lot 1 of COAL06-034.

Staff report prepared by Brandi Cummings and reviewed by Kerry Brown.